

Variance Report Added On : 03-08-2024

7400 Roosevelt		
Added By: Nilsa Reyes	Status: Approved	
Month: January	Year: 2024	
Income for Month: \$263,876	Budgeted Income for Month: \$259,755	Favorable (Unfavorable) Income Variance: \$4,121
Expense for Month: \$138,223	Budgeted Expense for Month: \$134,025	Favorable (Unfavorable) Expense Variance: -\$4,199
NOI Favorable (Unfavorable) Variance for Month: \$125,653	NOI Favorable (Unfavorable) Variance YTD: \$91,542	
Occupancy for the Month: 96%	Occupancy Budgeted: 94%	
<div>Summary:</div> <div>7400 Roosevelt</div> <div><u>January 2024</u> : NOI variance was -\$ 78.00</div> <div>Income: + \$ 4121 Primarily due to: bad debt less anticapted, vacancy better than budgeted, some recovery of bad debt (4 residents), pet fee better then budget</div> <div>Expense: - \$ 4199 Primarily due to: temp help, maintenance work assistance, quarterly carpet cleaning, annual alarm monitoring, snow removal - 3 snow storms, trash removal</div> <div>January Occupancy: 96.44% January 2023 Occupancy 91.68%</div> <div>Projected Occupancy for February: 97.22%</div> <div>Move outs scheduled for : February (0) , March (1) April (2)</div> <div>Capital Projects Completed or In Process:</div> <div><ul style="list-style-type: none">• Roofing for B & C Buikding• laundryroom paint• Playground• Community Garden• Safelok for Exterior doors• hallway painting 2nd floor</div>		
Uploaded Variance Excel: View Variance Report Excel		
Uploaded Market Comp Excel: View Market Comp Excel		

